

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	251762
Address:	Newlands Farm, New Bath Road, Twyford, RG10 9RY.		
Proposal:	Full application for the proposed change of use of agricultural land for parking associated with adjacent commercial buildings in B2 and B8 use. (retrospective)		
Type of Development:	Other Change of Use		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
☐ No objection
☒ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Conditions & Reasons (if required)

No External Lighting

At no time shall external lighting be installed on the site or affixed to any buildings on the site without the prior written approval of the local planning.

Reason To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 [and CP6 / CP1 and Managing Development Delivery Local Plan policy TB23.

Date:	29/7/25	Signed:	T Cuss
--------------	---------	----------------	--------